

# **CITY OF SAN DIEGO AIRPORTS ADVISORY COMMITTEE**

## **MINUTES**

**Meeting of November 14, 2006  
Montgomery Field Airport Lobby**

**MEMBERS PRESENT:** Buzz Fink (Special Expertise), Rick Beach (Special Expertise), Jackie Ander (Serra Mesa Community Planning Group), Buzz Gibbs (Kearny Mesa Planning Group), Kevin O'Donnell (Special Expertise), Tom Ricotta (Otay Mesa Planning Group), Kathy Monsour (Clairemont Community Planning Committee), Chuck McGill (Montgomery Field User Group), Allen Kruse (Brown Field User Group), Scott Hasson (Tierrasanta Community Council), Juan Escalante (Brown Field Aviation Tenant), (Montgomery Field Aviation Tenant).

**MEMBERS ABSENT:** Cindy Ford (Montgomery Tower).

**STAFF PRESENT:** Jim Waring, Jim Barwick, Mike Tussey, Terry Price, Clayton Welch, John Serrano, Christian Anderson, Ernie Gesell, Phillip Miller, Tait Galloway, Wayne Reiter.

**GUESTS:** Tom Story, Richard Vernon, Gerald Blank, Lee Burdick, Michael McKenna, Bob Basso, Al Boyce.

### **1. CALL TO ORDER**

The meeting was called to order at 3:03 by Chairman Fink, who announced that a quorum was present.

### **2. APPROVAL OF MINUTES**

The minutes of the October 10, 2006 regular meeting were approved as written. The minutes of the October 24 Special meeting were approved as written.

### **3. PUBLIC INPUT**

Richard Vernon of the Royal Highlands neighborhood commented that the signs placed in the run-up area were not having the intended effect, as aircraft are still flying over his home. The Police helicopters were complying with the recommended procedure. Tussey responded that he would increase his efforts to disseminate the "considerate flying" message.

Buzz Gibbs reported that the Kearny Mesa Planning Group would be reviewing for substantial conformance two buildings of 6 and 8 stories in the Kearny Mesa area at the next meeting.

### **4. DEPUTY DIRECTORS REPORT**

Mike Tussey reported that he would be e-mailing the members of the Committee soon regarding the five year Airport Capital Improvement Plan, which is submitted to the FAA each year.

#### Capital Projects

Three Requests for Council Action are currently processing for the SDM Electrical Project, the SDM Fence Project and the MYF 28L Blastpad.

The EAA lease is also processing.

City Council has met in closed session to consider exclusive negotiations with Corporate Helicopters for the northwest corner of Montgomery Field.

The runway lights have become inoperative at Brown Field, creating an emergency situation there.

A recent court ruling on the City's Multiple Species Conservation Plan may delay our vernal pool restoration project. A vernal pool survey is being planned on the west side of Montgomery Field to identify land that would be free for development.

An RFQ is being prepared for 25 acres at Brown Field located between the tower and the Customs area. Mr. Tussey introduced Real Estate Assets Director Jim Barwick who stated that developers are being invited to submit ideas on the area or they may submit an interest in an area larger than those 25 acres. The use of the area will be aviation related.

Mr. Tussey reported that several applicants had expressed an interest in the vacancy on the Committee. The candidates will be reviewed by upper management.

A report on the AOPA watch program has been deferred until the next meeting.

Chuck McGill reported that there is no NOTAM for the Sunroad tower and the published approach minimums have not changed. Tom Story of Sunroad Development said that a NOTAM was issued when the crane was there and he expected that one would be issued for the building when the crane was removed. He suspects the NOTAM for the crane is still in effect. Montgomery Operations will file a NOTAM for the building. MYF Operations issued a NOTAM shortly thereafter.

Rick Beach distributed a brochure on airport land use planning in California.

3:30 p.m. The meeting was recessed until Jim Waring's arrival.

4:09 p.m. The meeting was re-convened.

## **5. OLD BUSINESS**

### **Sunroad Spectrum**

Mike Tussey introduced Deputy Chief Jim Waring. Mr. Waring began discussion on the Sunroad project by saying that he believes the City was acting in conformance to existing regulations and policy when it issued the building permit for the 12 story building. Balance needs to be found when considering competing issues around airports. Many FAA restrictions preclude non aviation land uses that could produce revenue for the City. When land is scarce, land uses need to be intensified.

There was discussion regarding the timing of obstruction analyses for the building. Rick Beach said the building reached 180 feet on August 11, the day that the FAA issued its response to the Form 7460-1 review as a 160 foot building.

Tom Story, Vice President for Development of Sunroad Enterprises, said that when it became known that 180 feet was going to be a hazard, they considered stopping at 160 feet but they would have had to redraw the plans. They decided not to amend the plans out of financial consideration. Sunroad's rights are fully vested. He believes the hazard is mitigated through the NOTAM and by raising the approach minimums. Mr. Story stated that the project was in full compliance with the City requirements.

Rick Beach said similar decisions that have been made by the City that have the effect of reducing the utility of airports and the air transportation system. The next two Sunroad buildings will be 20 feet and 40 feet taller, respectively. Buzz Gibbs reported that Sunroad 14 is in Development Services being reviewed for substantial conformance.

Chuck McGill said the bottom line is the building interferes with safe operation of aircraft and should never have been built that high. He thinks it should be lowered.

John Serrano of the City Attorney's office said the issue might involve vested rights attaching to construction permits and that those would have to be weighed against the safety concerns of the airport users.

#### Holiday Luncheon

Terry Price announced that the holiday luncheon for the Committee would be at the 94<sup>th</sup> Aero Squadron on December 12 at 1:30 p.m. The Committee will have a regular meeting on December 12 at 3 p.m.

#### **6. NEW BUSINESS**

None

#### **7. ANNOUNCEMENTS**

#### **8. ADJOURNMENT**

The meeting was adjourned at 5:23 p.m. The next meeting will be held at Montgomery Field on December 12 at 3:00 p.m.

#### **9. ACTIONS:**

There were no actions taken by the Committee today.

Respectfully submitted,

Terry Price